



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
MIDDLETOWN CONNECTICUT
OCTOBER 28, 2020**

THIS MEETING WAS HELD VIRTUALLY

1. Roll Taking

Present Commissioner Stephen Devoto
Commissioner Nicholas Fazzino
Commissioner Thom Pattavina
Commissioner Richard Pelletier
Commissioner Catherine Johnson
Commissioner Marcus Fazzino
Commissioner James O'Connell

Commissioner Kellin Atherton (non-voting)
Commissioner Shanay Fulton (non-voting)
Commissioner Quatina Fraser (non-voting)

Staff: Marek Kozikowski, AICP, City Planner

Commissioner O'Connell stated that for the record he would like to thank staff and the City Attorney for the tremendous support they gave to the Commission regarding the issue from the last meeting. He was heartfelt from all the response and knows that a lot of hard work from all the members of the Commission and to receive the reports that he did, was heartfelt.

Commissioner Devoto said that even though he disagreed with the decision he also thanks the City for supporting their decision.

2. Items removed from the agenda and why

None

3. Public comment on items on agenda which are not currently scheduled for a public hearing

None

4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

There are no public hearing scheduled for tonight.

5. Public Hearings (when scheduled)

None

6. Old Business

None

7. New Business

- 1. Proposed site plan for a new a multi-tenant industrial building totaling 15,185 sf and 31 parking spaces located at Lot #5, Bysiewicz Drive. Applicant/agent Arconn Realty, LLC/Alfred Benesch & Company SPR2020-144**

John and Lou Iaccabucci, applicants were present for an questions from the Commission. Josh Egnatz, Professional Engineer on behalf of Arconn Realty presented a power point for the application. This is lot #5 of 12 lots approved as part of a subdivision on Bysiewicz Drive off Middle Street. There is an existing 40 foot buffer between the existing residential area to the east and south. There will be 31 parking spaces, a loading space along the frontage, and will have truck access. They will have a total of 7 tenant spaces. Two (2) larger spaces and 5 smaller spaces which will serve a range of business types.

Commissioner Devoto said that anything over 25 new parking spaces, one has to be set up for electric vehicle. Josh said that he will accept that as part of a condition of approval. Commissioner Johnson said that she likes the multiple smaller spaces like this plan has because a lot of people are looking for this. She asked if this was a one story space. Josh said yes it is one-story with a small mezzanine space. She asked about bike paths and hopes they will consider it. Commissioner O'Connell asked if there was any residential impact with what's actually there at this point. Josh said that there is a residential property abutting the site and there is a very robust hedge that they will protect. Commissioner O'Connell said that this is a well thought out plan and he would like to see less pavement and more green if there is a potential. Marek read the staff comments into the record.

Commissioner Pattavina made a motion to approve a new a multi-tenant industrial building totaling 15,185 sf and 31 parking spaces located at Lot #5, Bysiewicz Drive with the condition that they will install an electric vehicle station and will adhere to the staff comments. Commissioner Johnson second the motion. The Chair called for the vote. Motion was approved unanimously.

- 2. Request for a favorable G.S. 8-24 Review for the acquisition of five (5) parcels of real property consisting of abandoned cemeteries on St. John's Square, Washington Terrace, River Road, Old East Street and Country Club Road. Applicant/agent City of Middletown C.G.S. 8-24 2020-12**

Marek explained that these are 5 abandoned cemeteries and they are not sure who owns them. They have been taken care of by the Middletown Cemetery Association which the City has been funding. The City would like to acquire them so there is a clear-cut title to them and they can be properly insured. He showed the GIS maps of all the cemeteries. There is a Connecticut Statute authorizing the cities to acquire abandoned cemeteries.

Commissioner Pattavina made a motion to grant a favorable G.S. 8-24 Review for the acquisition of five (5) parcels of real property consisting of abandoned cemeteries on St. John's Square, Washington Terrace, River Road, Old East Street and Country Club Road. Commissioner Pelletier seconds the motion. The Chair called for the vote. Motion was approved unanimously.

3. **Request for a favorable G.S. 8-24 Review to grant an Electric Distribution Easement to the Connecticut Light & Power Co. d/b/a Eversource Energy over the two properties that compose the Beman Middletown School site at 279 Russell Street and 1 Wilderman's Way to provide electrical utility services to the new middle school. Applicant/agent City of Middletown C.G.S. 8-24 2020-13**

Marek said that this easement will provide electrical service to the new school. All the infrastructure would be underground.

Commissioner O'Connell moved to grant a favorable G.S. 8-24 Review for an Electric Distribution Easement to the Connecticut Light & Power Co. d/b/a Eversource Energy over the two properties that compose the Beman Middletown School site at 279 Russell Street and 1 Wilderman's Way to provide electrical utility services to the new middle school. Commissioner Nick Fazzino seconds the motion. The Chair called for the vote. Motion was approved unanimously.

8. **Public comment on topics which are not or have not been the subject of a public hearing**

None

9. **Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**

1. **Minutes of the October 14, 2020 meeting**

Commissioner O'Connell moved to approve the minutes of October 14, 2020. Commissioner Pattavina seconds the motion. The Chair called for the vote. Motion was approved with six (6) affirmative votes and one (1) abstention.

2. **River-Cog Report**

Commissioner Atherton gave a report.

3. **Staff Reports**

None

4. **Commission Affairs**

Commissioner Devoto spoke about getting the POCD to the Council before the P&Z public hearing as the PCD cannot adopt it until the Council votes on it. A discussion ensued.

The next P&Z meeting scheduled for November 11 has been cancelled as it is Veteran's Day and the City Hall is closed. There will be a special meeting on November 18th.

10. **Adjournment**

Motion was made for adjournment at 7:52 PM by Commissioner Pattaviana and seconded by Commissioner O'Connell. Motion passed unanimously.

Respectfully submitted,

Marek Kozikowski, AICP
City Planner

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